

Chairperson
Bernard Frezza

Vice-Chairperson
Anthony Piloizzi

Secretary
Joseph Anzelone

Counsel for the Board
Joseph Ballirano, Esq.



Building Official
Bernard J. Nascenzi, C.B.O.

Zoning Board Members
Richard Fascia
Thomas Lopardo

Alternate Board Members
Dennis Cardillo
Albert Colannino

Recording Secretary
Holli Stott

JOHNSTON ZONING BOARD OF REVIEW
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MINUTES

August 29, 2013

The Zoning Board of Review held its monthly meeting on the 29th day of August 2013 at 7:00 p.m., at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI. All persons interested in the following proposals had been requested to be present at this time.

Present: Bernard Frezza, Chairperson, Anthony Piloizzi, Vice-Chairman, Joseph Anzelone, Albert Colannino, Richard Fascia, Thomas Lopardo and Dennis Cardillo. Also present: Joseph Ballirano, Esq., Holli Stott, Recording Secretary and Diane Edson, Stenographer.

Mr. Piloizzi made a motion to make a correction on the minutes for the month of July to add Mr. Fascia into the roll call. Mr. Fascia seconded. A voice vote was taken; all in favor.

Mr. Piloizzi made a motion to also correct that Mr. Fascia voted to deny for the expansion on the two buildings located at 1010 Hartford Ave. Mr. Lopardo seconded. A voice vote was taken; all in favor.

Mr. Piloizzi made a motion to accept the amended minutes. Mr. Anzelone seconded. A voice vote was taken; all in favor.

A. File 2013-08

LOCATION: 1531 Hartford Avenue
OWNER: Joseph and Lucille DiCenzo
APPLICANT: JKL Learners
LOT: AP 53 — Lot 83; 7,000 sq. ft.; B-2 Zone
EXISTING USE: Three Family Dwelling
PROPOSAL: 1st floor infant / toddler preschool

Special Use Permit petitioned under Article III § 340-8 Table of Use Regulations Subsection 4.11 and Article XII § 340-75 Special Use Permit

Mr. Frezza explained to the board that JKL Learners is formally withdrawing their application.

Mr. Piloizzi made a motion to accepted Frank Lombardi's formal request to withdraw. Mr. Anzelone seconded. A voice vote was taken; all in favor

B. File 2013-28

LOCATION: Arcadia Avenue
 OWNER: Franco and Lynne Petrone
 APPLICANT: Jeffrey Castle
 LOT: AP 12 — Lot 38; 4,200± sq. ft.; R-10 Zone
 EXISTING USE: Vacant
 PROPOSAL: Single Family Dwelling

Dimensional Variance petitioned under Article III § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	LOT SIZE	10,000'	4,200'	5,800'
	LOT FRONTAGE	100'	60'	40'
	LOT WIDTH	100'	60'	40'
	FRONT YARD	25'	20'	5'
	REAR YARD	40'	18'	22'

Mr. Frezza explained to the board that Mr. Castle submitted a letter asking to be placed on September's agenda due to the notices not being mailed out in a timely fashion.

Mr. Piloizzi made a motion to approve the applicant's request. Mr. Anzelone seconded. A voice vote was taken; A voice vote was taken; all in favor

C. File 2013-30 (Appeal from a decision from the Building Official pursuant to Art. XVIII Sect § 340-129)

LOCATION: 248 Rosemont Avenue
 OWNER/ APPLICANT: Roseanne and Bartholomew Martone
 LOT: AP 16 — Lot 46; R-15 Zone
 EXISTING USE: Single Family Dwelling
 ISSUE: Appeal Notice of Violation dated June 19, 2013

Mr. Frezza explained to the board that the applicant's attorney wrote a letter requesting to place this item on September's agenda while working out the issues between both parties.

Mr. Piloizzi made a motion to grant. Mr. Anzelone seconded. A voice vote was taken; all in favor.

Amendment of Approval Request**D. File 2013-19**

LOCATION: Brown Avenue
 OWNER/APPLICANT: John and Louise D'Amico

LOT: AP 55 — Lot 104; 44,372.50 sq. ft.; R-40 Zone
EXISTING USE: Vacant Land
PROPOSAL: Single Family with In-Law
Special Use Permit petitioned under Article XII § 340-75 Special Use Permit, Article III §340-8 Table of Use Regulations, subsection 2

Application was approved a month prior to this meeting and it was just a formality to show that the well distance between wells will be 88 feet. No one appeared for the amendment so this item will be continued until next month.

Mr. Pilozzi made a motion to continue. Mr. Anzelone and Mr. Fascia both seconded. A voice vote was taken; all in favor.

E. File 2013-27

LOCATION: 123 Putnam Avenue
OWNER: Ronald Russo
APPLICANT: Maria Lagunas
LOT: AP 39 — Lot 13; 16,042 sq. ft.; B-2 Zone
EXISTING USE: R&R Auto, Truck and Cycle
PROPOSAL: Auto and truck repair
Special Use Permit petitioned under Article III § 340-8 Table of Use Regulations Subsection 9.7

Mrs. Maria Lagunas, applicant was sworn in and she explained to the board that her and her husband would like to open a repair shop at this location. Mr. Anzelone stated that he had met one of the owners and she had no problems of granting this special use permit. Mr. Manuel Lagunas, owner of the business, was sworn in and he explained to the board that all work done on the premises will be conducted inside the garage. Cars will only be left outside waiting for customer pick up or drop off the night before. No body work will be conducted at this location. Mr. Lagunas went over with the board what type of work is going to be performed at this location, including tune ups and changing of tires. Storage of the new and used tires will be stored in the trailer located on the side of the property. The owner of the property was not present while the applicants were stating their case. Mr. Pilozzi asked Mr. Lagunas if he would like to call the owner of the property and see if he can come down to the meeting to answer a few questions. Mr. Lagunas told Mr. Pilozzi that he will contact the owner and see if he can come down.

F. File 2013-29

LOCATION: 8 Robert Circle
OWNER/ APPLICANT: Gary and Nicole Hartley
LOT: AP 27 Lot 222; 21,780 sq. ft.; R-20 Zone
EXISTING USE: Single Family Dwelling
PROPOSAL: One room addition
Dimensional Variance petitioned under Article III § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	LOT FRONTAGE	120'	97.4'	22.6'
	REAR YARD	50'	17.07'	32.93'
	LEFT SIDE YARD	25'	18.53'	6.47'

Mr. and Mrs. Gary Hartley, owners of the property were sworn in and they explained to the board that they would like to build an enclosed in-ground pool on their property.

Mr. Pasco Gatta, abutter to the property was sworn in and he asked the applicant the exact location of their property and where the addition is going to be located. Mr. Gatta is not opposing the proposal but was just curious where the addition will be.

Mr. Pilozzi made a motion to approve. Mr. Anzelone and Mr. Fascia seconded the motion. A voice vote was taken; all in favor.

Mr. Pilozzi made a motion to take a recess. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor.

Recess 7:53

Back to Order 8:15

Mr. Pilozzi made a motion to reconvene the meeting. Mr. Anzelone seconded. A voice vote was taken; all in favor

Mr. Frezza brought it to the board's attention that the Planning Board meetings start at 6:00 pm and the Zoning would like to change their meeting time from 7:00 pm to 6:00 pm. No motion is needed because it is in Mr. Frezza's purview as chairman.

Back to Putnam Pike, the owner Ronald Russo was sworn in and he explained to the board that he never saw the application to appear in front of the zoning board or he would have signed it. Mr. Russo went over square footage and who was renting which garage bay and for how long each renter has been there.

Mr. Ballirano explained to Mr. Russo and Mr. Lagunas that if approved the board could possibly give a provisional allowance for the trailer. If any problems are reported the applicant will not have the vested right to keep the trailer. The trailer will have to be pushed back eight feet so that it does not cause and distractions from driving.

Mr. Anzelone made a motion to approve with the six month trial on the trailer which will have to be moved back eight feet. Mr. Pilozzi seconded the motion. A voice vote was taken; all in favor.

Mr. Anzelone made a motion to adjourn. Mr. Lopardo seconded the motion A voice vote was taken; all in favor.